

## THE CHRISTMAN COMPANY AND SMITHGROUP FOR THE REHABILITATION OF THE MUTUAL BUILDING, LANSING

Lansing mayor Virg Bernero stated that the rehabilitation of the Mutual Building “has helped to promote an increased appreciation of our city’s past at the same time that it is contributing to the future economic health of our city.”

Built in 1928 as the home of the Michigan Millers Mutual Fire Insurance Company, the Mutual Building had lost much of its luster by 2006 when it was purchased by the Christman Company of Lansing. For years the building housed state offices on a leased basis and it suffered from a lack of everyday care and maintenance.

Christman used the State and Federal Historic Preservation Tax Credits as well as Brownfield Tax Credits in its financing. The project represents \$12 million in direct investment leading to the creation of 296 jobs.

Together, Christman and its architect, SmithGroup, undertook a rehabilitation that was innovative for many reasons, most notably the fact that it combined meticulous preservation of historic features with high quality contemporary interior design and sustainable “green” practices. The Mutual Building is the world’s first and only Double Platinum LEED Certified green building, meaning that both the exterior and the interior meet the U. S. Building Council’s highest standards for sustainable design.

To further quote Mayor Bernero, the Mutual Building rehabilitation has been “a catalyst for further downtown economic development and a model for other local historic preservation projects.”

